

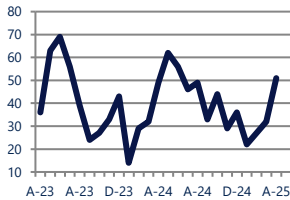
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **POTOMAC HOUSING MARKET**

APRIL 2025

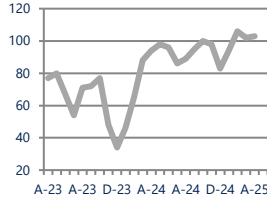
Zip Code(s): 20854

Units Sold
51



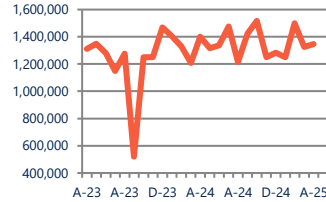
Up 4%
Vs. Year Ago

Active Inventory
103



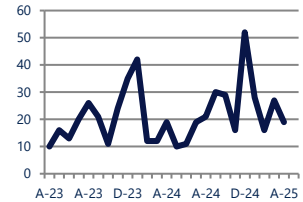
Up 10%
Vs. Year Ago

Median Sale Price
\$1,346,200



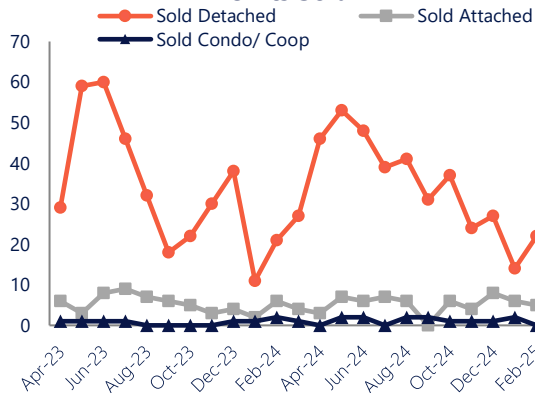
Down -4%
Vs. Year Ago

Days On Market
19



No Change
Vs. Year Ago

Units Sold*



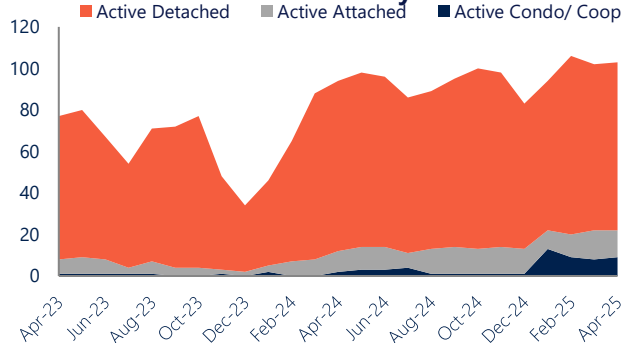
Units Sold

There was an increase in total units sold in April, with 51 sold this month in Potomac. This month's total units sold was higher than at this time last year.

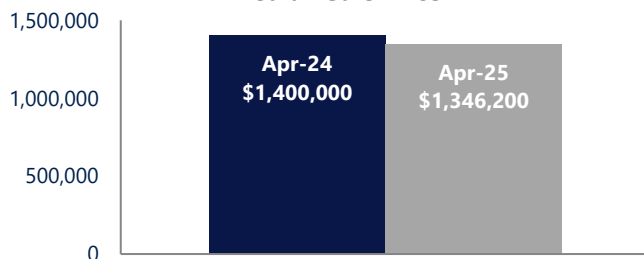
Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 10%. The total number of active inventory this April was 103 compared to 94 in April 2024. This month's total of 103 is higher than the previous month's total supply of available inventory of 102, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Potomac Homes was \$1,400,000. This April, the median sale price was \$1,346,200, a decrease of 4% or \$53,800 compared to last year. The current median sold price is 2% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Potomac are defined as properties listed in zip code/s 20854.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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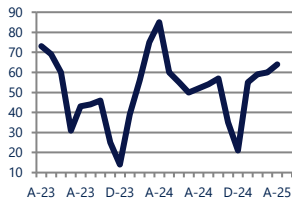
FOCUS ON: **POTOMAC HOUSING MARKET**

APRIL 2025

Zip Code(s): 20854

New Listings

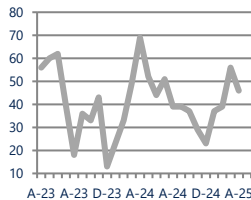
64



Down -25%
Vs. Year Ago

Current Contracts

46



Down -33%
Vs. Year Ago

Sold Vs. List Price

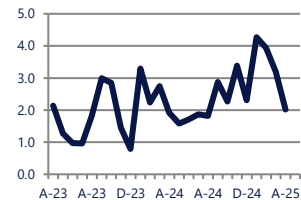
100.4%



Down -3.1%
Vs. Year Ago

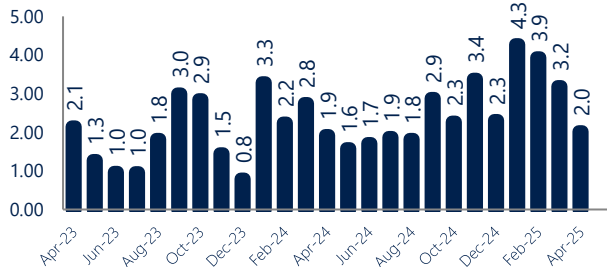
Months of Supply

2.0



Up 5%
Vs. Year Ago

Months Of Supply



Months of Supply

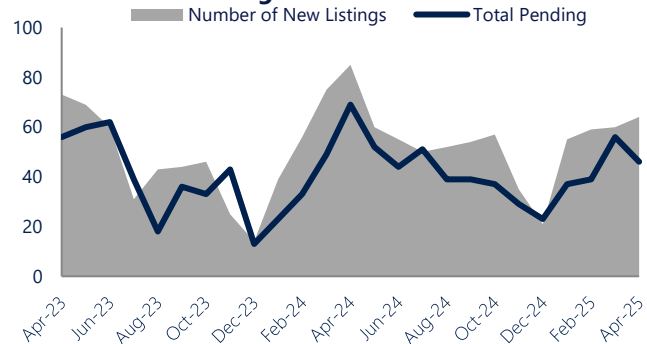
In April, there was 2.0 months of supply available in Potomac, compared to 1.9 in April 2024. That is an increase of 5% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

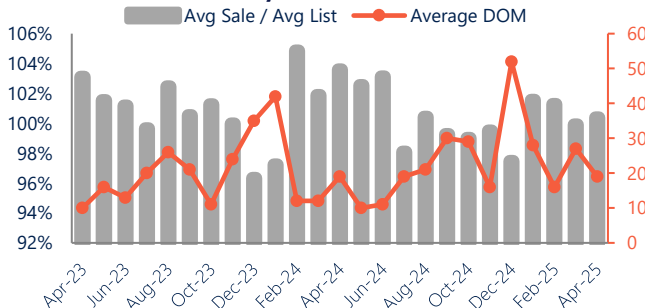
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Potomac compared to 85 in April 2024, a decrease of 25%. There were 46 current contracts pending sale this April compared to 69 a year ago. The number of current contracts is 33% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Potomac was 100.4% of the average list price, which is 3.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, which is similar compared to a year ago.

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